

**SUBDIVISION &
PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: October 3, 2013

NAME Taylor Place Subdivision, Resubdivision of Lot 4

SUBDIVISION NAME Taylor Place Subdivision, Resubdivision of Lot 4

LOCATION 4 Taylor Place
(Northwest corner of Old Shell Road and Oakland Avenue,
extending to the East terminus of Taylor Place)

**CITY COUNCIL
DISTRICT** District 7

AREA OF PROPERTY 1 Lot / 0.9± Acre

CONTEMPLATED USE Planned Unit Development Approval to amend a
previously approved Planned Unit Development to reduce the minimum building setback line
and a drainage easement, and Subdivision approval to create one legal lot of record.

**TIME SCHEDULE
FOR DEVELOPMENT** No timeframe provided.

ENGINEERING

COMMENTS

Subdivision: The following comments should be addressed prior to review, acceptance and signature by the City Engineer: a.) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). b.) Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. c.) Provide a signature block for the City Engineer and the County Engineer. d.) Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). e.) Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). f.) submit a copy of the recording information for the vacated drainage easement.

Planned Unit Development: Construction for the detention facility is complete and approved. Vacation of drainage easement has been approved by Engineering Dept and awaiting City Council approval.

REMARKS

The applicant is requesting a one year extension of a previously approved PUD and Subdivision. The applications were originally approved at the October 4, 2012 Commission meeting. A condition of the approvals is the completion of the vacation process for a portion of a drainage and utility easement along the South side of the property prior to the signing of the Final Plat for the subdivision. That process is still actively being worked and, according to the applicant's agent and based upon the Engineering comments, should be heard by the City Council in October, 2013. If approved, this extension should be valid for six months which would allow sufficient time for the vacation to be recorded and the Final Plat signed and recorded.

There have been no changes in the area, nor have there been any changes to the regulations that would impact previous approvals.

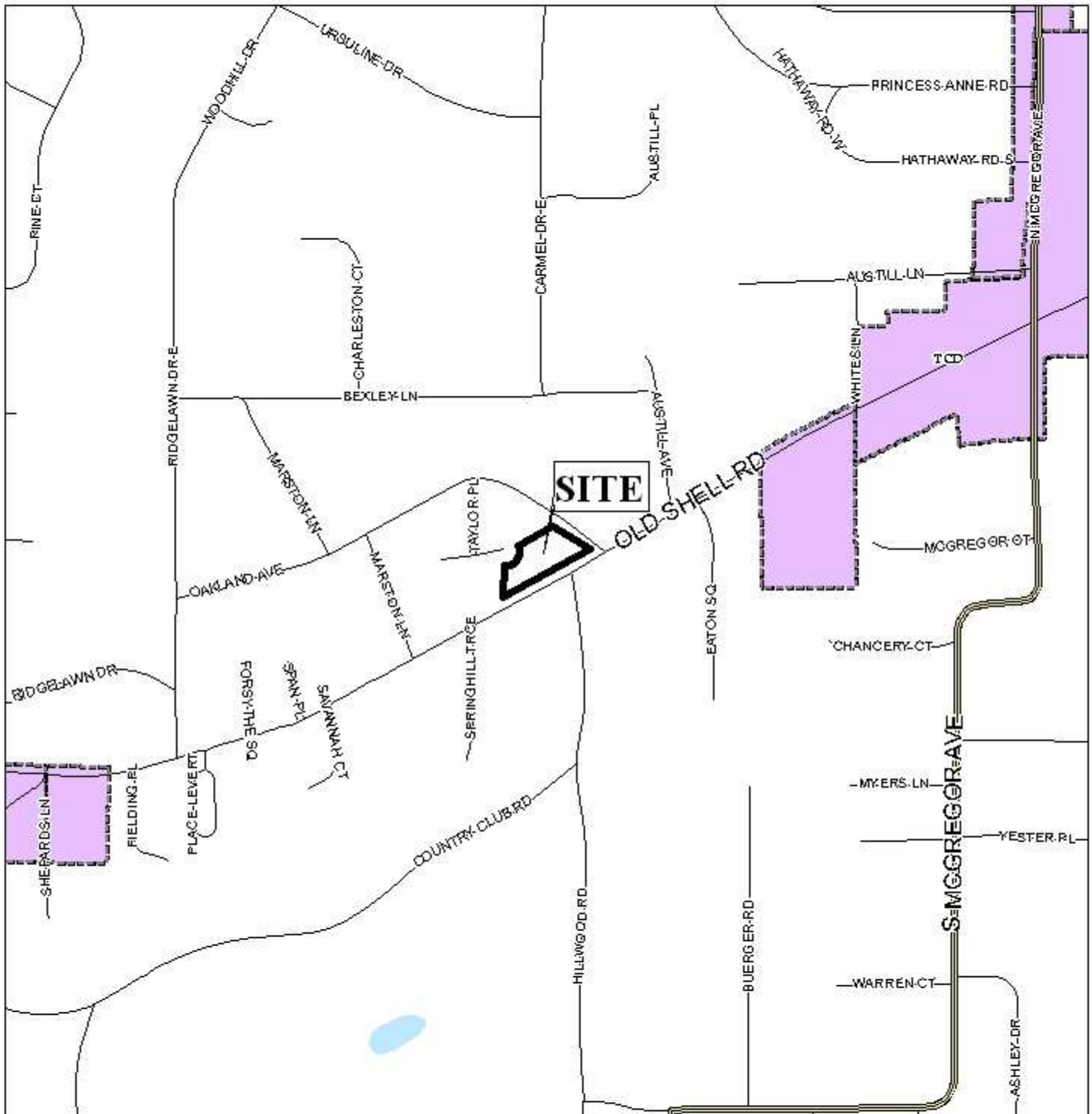
RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for a six-month extension as opposed to a one-year extension.

Subdivision: Based upon the preceding, this application is recommended for a six-month extension as opposed to a one-year extension, with the new Engineering comments as an added condition:

- 1) subject to the additional Engineering comments: *[The following comments should be addressed prior to review, acceptance and signature by the City Engineer: a.) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). b.) Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. c.) Provide a signature block for the City Engineer and the County Engineer. d.) Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). e.) Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). f.) submit a copy of the recording information for the vacated drainage easement.]*

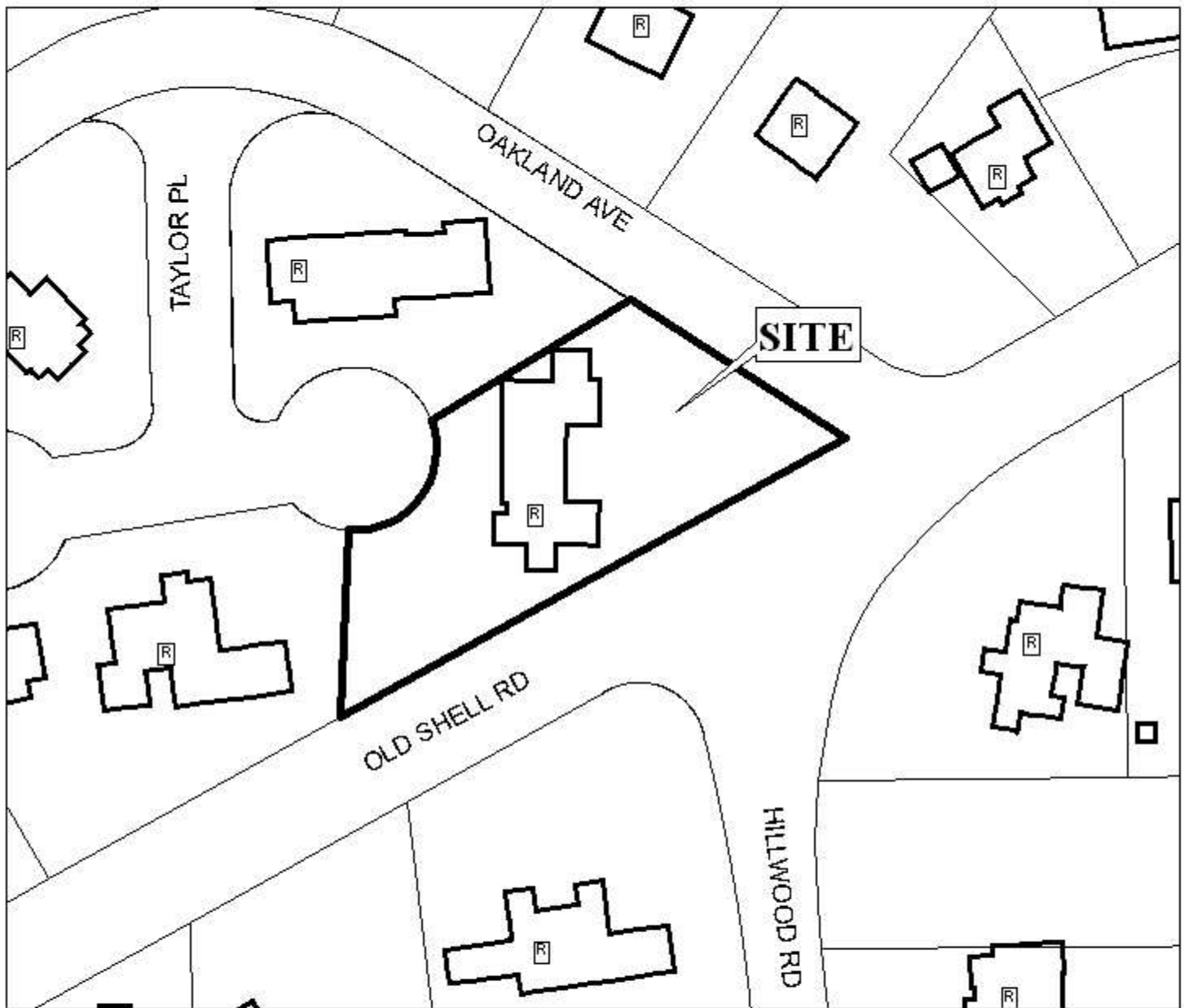
LOCATOR MAP



APPLICATION NUMBER 12 & 13 DATE October 3, 2013
 APPLICANT Taylor Place Subdivision, Resubdivision of Lot 4
 REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residences.

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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

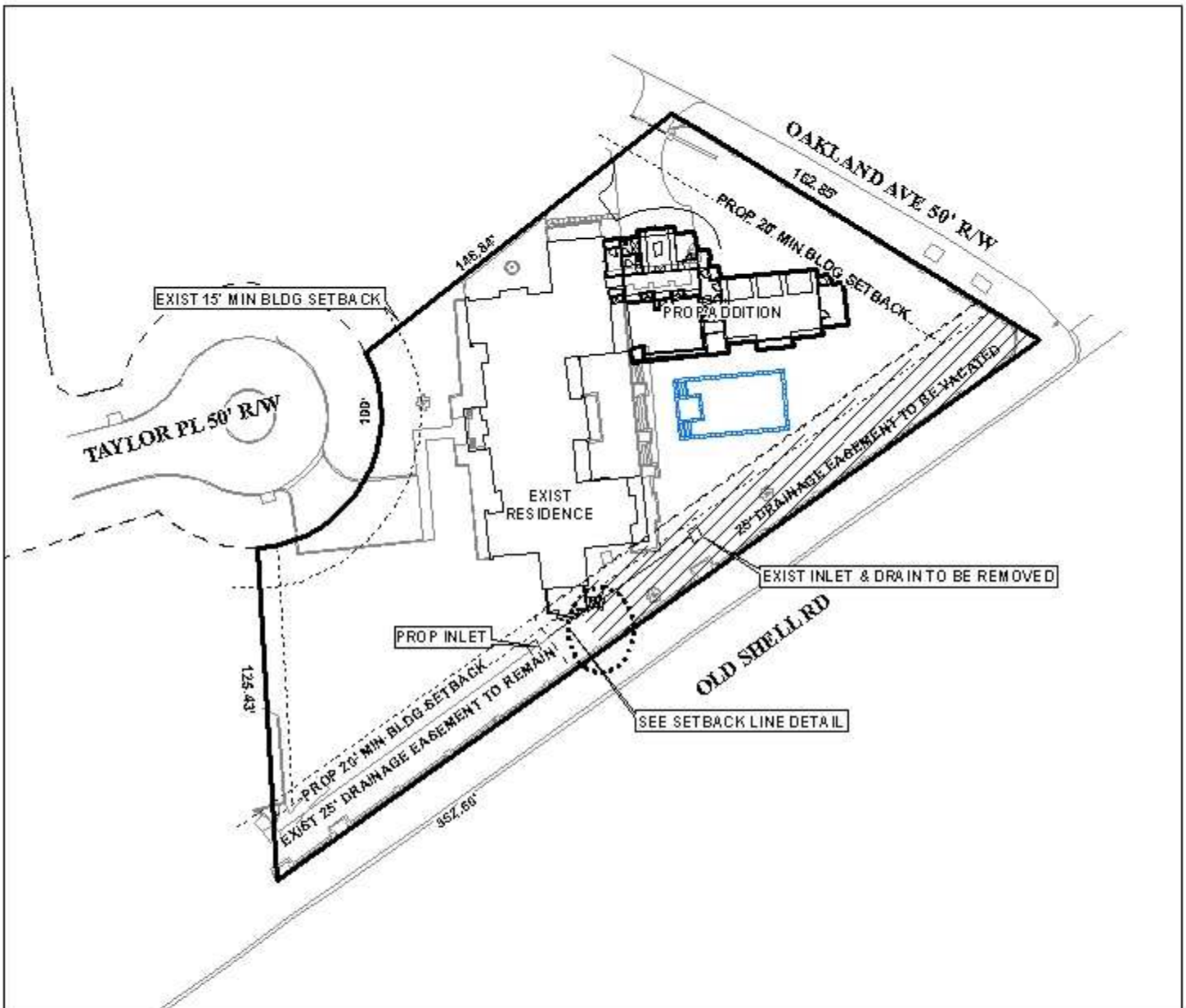


The site is surrounded by single-family residences.

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N
NTS

SITE PLAN

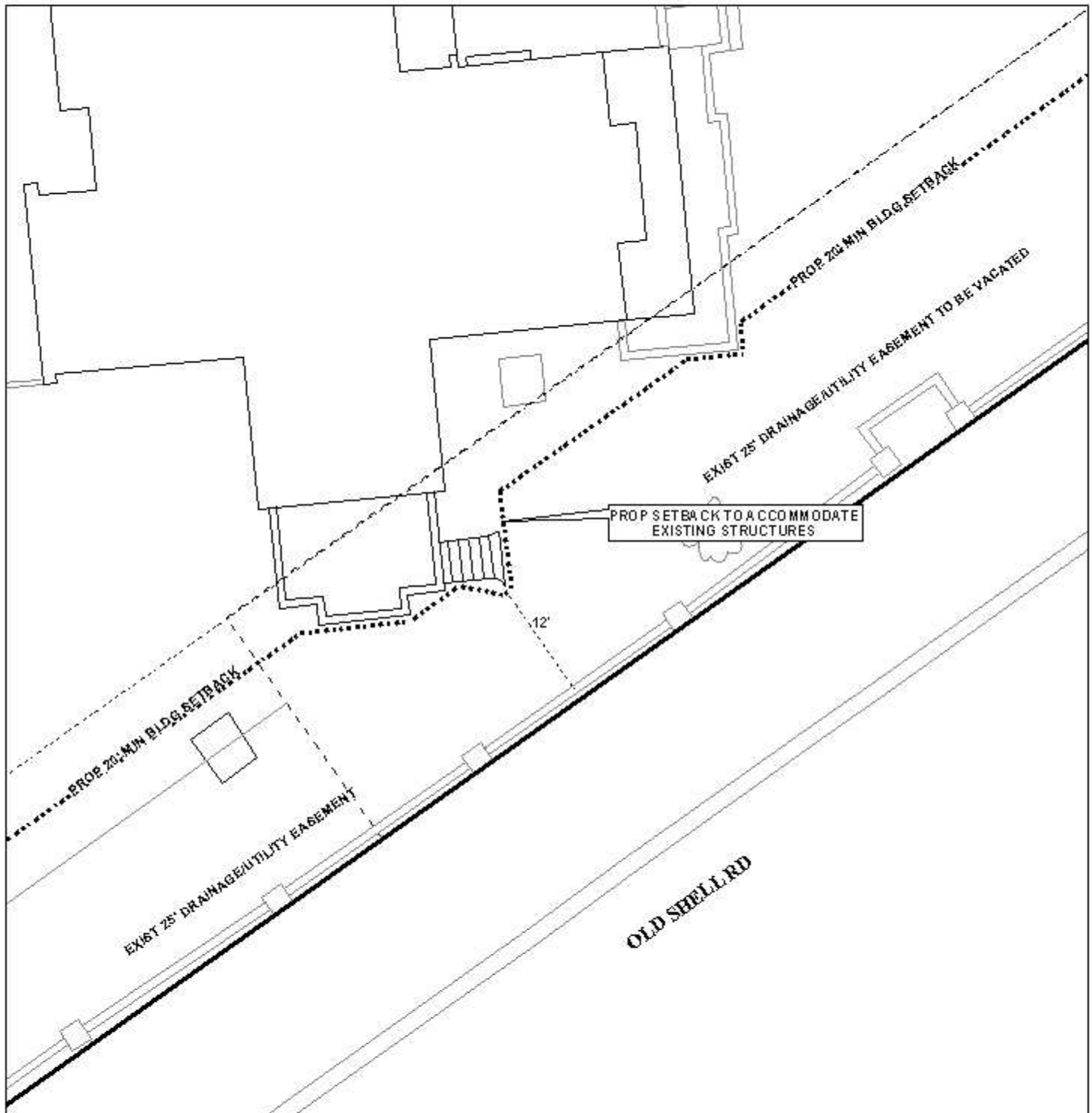


The site plan illustrates the proposed addition, setbacks, and easements.

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SETBACK LINE DETAIL



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N
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